CAPSULE SUMMARY
BA-2467
Zimmerman House (East)
7001 Windsor Mill Road
Baltimore, Baltimore County
Circa 1845
Private

The circa 1845 Zimmerman House (East) is located at 7001 Windsor Mill Road in close proximity to the neighboring circa 1845 dwelling known as the Zimmerman House (West), which is BA-2468. The mid-19th century history of these two buildings is intertwined, for John Zimmerman, a prominent member of the local Methodist Episcopal church, acquired both properties in 1852 from Caleb Peddicord. The individual histories of these two dwellings diverged in 1853, when Zimmerman subdivided and sold all but one acre of the eighteen-acre parcel of land known as "Wells Manor." While he retained ownership the Zimmerman House (East), he sold the Zimmerman House (West) and an accompanying parcel to William and Jane Widerman. The Zimmerman House (East) remained in the Zimmerman family for thirty-eight years before being sold in 1890 to Christopher Hennick. During the remainder of the 19th century and the early part of the 20th century, the house was owned by a number of families. In 1919, Lorenz and Dorthea Gredlein purchased the property, retaining it for the ensuing fifty-six years.

Located at the south terminus of the intersection of Saint Luke's Lane and Windsor Mill Road, the two-and-a-half story Zimmerman House (East) was completed over several phases of construction that ranged from the mid-19th century into the late 20th century. The dwelling originated as a three-bay wide, single-pile wood frame building that was enlarged by the construction of a two-bay wide stone masonry addition to the east side. The original portion of the building is now clad in asbestos shingles, while the stone addition is clad in formed stone. The building sits on a random rubble stone foundation. The façade of this five-bay wide main block features a three-bay wide, shed-roofed two-story addition that is an alteration of a mid-20th century porch. Projecting from the back of the building is a two-story, two-bay deep wood frame ell clad in asbestos shingles. On the southeast elevation of the ell is a circa 1960 one-story, two-bay deep addition with a shed roof. Along the back of the ell and ell addition is a circa 1980 one-story wood frame addition with a half-hipped roof. The side gable roof of the main block and the gable roof of the ell are clad in asphalt shingles. Three interior end rebuilt brick chimneys rise along the gable ends of the main block and ell. To the southwest of the dwelling is a non-historic shed. The setting of the property is suburban, and the dwelling fronts northeast close to Windsor Mill Road. An asphalt-paved parking lot marks the southeast boundary of the property.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

| historic | Zimmerman Hou | se (East) | | | | | | | |
|-----------------------------------|---|---|-----------------------------------|-------------|---------|-----------|-------|-------------|---|
| other | | | | | | | | | |
| 2. Location | 25 | | | | | £110 | | | |
| street and number | 7001 Windsor M | ill Road | | | | 33 | no | t for publi | cation |
| city, town | Baltimore | | | | | | vic | inity | |
| county | Baltimore County | / | | | | , | | | |
| 3. Owner of | Property | (give names and m | ailing addre | esses of al | owners) | | | | *************************************** |
| name | Laughlin and Inc | z Smith | | | | | | | |
| street and number | 7001 Windsor M | ill Road | | | | telephone | 410. | 265.1354 | |
| city, town | Baltimore | | state | Mary | and | zip code | 2120 | 07 | |
| city, town | Towson | tax map | 88 t | ax parcel | 349 | tax I | D num | ber 02 | 07580430 |
| Contri Contri Deterr Deterr | buting Resource in buting Resource in nined Eligible for th nined Ineligible for the ded by HABS/HAEF to Structure Report | or Research Report a | trict aryland Re Maryland R | | | | | | |
| Contri Contri Deterr Peterr Recon | buting Resource in buting Resource in mined Eligible for the nined Ineligible for the ded by HABS/HAEF to Structure Report | National Register Dist Local Historic District e National Register/M the National Register/ R or Research Report a | trict aryland Re Maryland R | | | | | | |

| 7. Description | | Inventory No. BA-2467 |
|----------------|--------------|-----------------------|
| Condition | | |
| excellent | deteriorated | |
| good | ruins | |
| fair | X altered | |

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Located at the south terminus of the intersection of Saint Luke's Lane and Windsor Mill Road, the Zimmerman House (East) is a two-and-a-half story circa 1845 dwelling that was completed over several phases of construction that ranged from the mid-19th century into the late 20th century. The dwelling originated as a three-bay wide, single-pile wood frame building that was enlarged by the construction of a two-bay wide stone masonry addition to the east side. The original portion of the building is now clad in asbestos shingles, while the stone addition is clad in formed stone. The building sits on a random rubble stone foundation. The façade of this five-bay wide main block features a three-bay wide, shed-roofed two-story addition that is an alteration of a mid-20th century porch. Projecting from the back of the building is a two-story, two-bay deep wood frame ell clad in asbestos shingles. On the southeast elevation of the ell is a circa 1960 one-story, two-bay deep addition with a shed roof. Along the back of the ell and ell addition is a circa 1980 one-story wood frame addition with a half-hipped roof. The side gable roof of the main block and the gable roof of the ell are clad in asphalt shingles. Three interior end rebuilt brick chimneys rise along the gable ends of the main block and ell. To the southwest of the dwelling is a non-historic shed. The setting of the property is suburban, and the dwelling fronts northeast close to Windsor Mill Road. An asphalt-paved parking lot marks the southeast boundary of the property.

EXTERIOR DESCRIPTION

The façade, or northeast elevation is five bays wide with a central entry. The central three bays are obscured, however, by a three-bay wide, one-bay deep addition with a shed roof. This addition is a late 20th century enclosure of a circa 1940 porch. The balustrade of the porch, which is still visible, is composed of coursed ashlar stone balustrade walls that terminate at the corners and on either side of the entry in stone piers. The first story of the addition is clad in stretcher bond brick above the low wall. The second story of the addition is partially clad in asbestos shingles and partially clad in stucco. The central entry on the addition features a central entry with a paneled single-leaf door with a molded wood surround. Flanking the entry are two one-light fixed windows with molded wood surrounds. The second story of the addition is pierced by six 4/4 windows with square-edged wood surrounds that flank a central window opening that has been panned for the retrofit of a window-unit air conditioner. The first story of each side of the porch is pierced by one one-light fixed window with a square-edged wood surround, while the second story is pierced by one central 1/1 vinyl window flanked by 4/4 windows with square-edged wood surrounds. One 1/1 window with a molded wood surround pierces each of the two stories of the east bay of the elevation, while one 1/1 vinyl window pierces each of the two stories of the elevation's north bay. Projecting from the slope of the roof is a central gabled dormer clad in asbestos shingles. Three grouped one-light fixed vinyl windows pierce the front of the dormer.

The northwest elevation is entirely clad in asbestos shingles and comprises the main block, ell, and one-story half-hipped roof addition to the ell. The main block is pierced only at the attic story by two fixed four-light windows with molded wood surrounds and sills. The northwest elevation of the ell is pierced at the first story by two 1/1 vinyl windows and at the second story one 6/6 window with a molded wood surround and sill. A lighted-and-flush single-leaf door provides access into the one-story addition to the ell.

The southwest elevation of the building comprises the main block, ell, and one-story, half-hipped roof addition to the ell. The one-story addition is pierced by two 2/2 vinyl window with a square-edged wood surround and sill. The ell is pierced at the second story by a 2/2 window with a square-edged wood surround and sill. To the west of the ell, one 1/1 vinyl window and one 6/6 window, both of which have square-edged wood surrounds and sills, pierce the main block. To the

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south of the ell, the main block is pierced by one 1/1 vinyl window on the first story and two 1/1 vinyl windows on the second story, all of which have square-edged wood surrounds and sills.

The southeast elevation of the main block is pierced only at the attic story by two 3/3 windows with molded wood surrounds and sills. These windows sit above and are flanked by molded cornice returns. Two 2/2 windows with square-edged wood surrounds and sills pierce the second story of the ell. Two 2/2 vinyl windows with square-edged wood surrounds and sills pierce the one-story shed-roofed addition to the ell. The one-story addition with a half-hipped roof features one sash-and-paneled door and one 2/2 vinyl window, both of which have square-edged wood surrounds.

INTERIOR DESCRIPTION

The main block of the building features a central passage/single-pile plan, comprising two parlors that flank a central stair/entry hall. The open stringer stair ascends from the east corner of the hall and features a ninety degree turn in the risers at the base. The turned newel post, which is sixty-six inches tall, sits on a tall base. Squared balusters taper as they rise to the rounded wood handrail. The interior door casement is Greek Revival in its detailing, which features a wide frieze with triglyphs and molded cornice supported by molded pilasters. The remaining interior door casements are replacements that date to the mid-20th century. The wood floor has been covered with vinyl tile. A fifteen-light single-leaf door provides access from the hall to the southeast parlor, which features a Greek Revival style mantle comprising a wide, square-edged frieze and molded mantle shelf supported by gouged pilasters that rest on square bases. Beside the hearth is a built-in cabinet that dates to the mid-20th century. An eight-light single-leaf door accesses the shelving. The square-edged wood baseboard is five inches tall. The interior window and door casements, which are sixteen to twenty inches deep, are molded. Lighted double-leaf doors open from the hall into the northwest parlor, which features a Greek Revival style mantle composed of flat pilasters that rise to a wide frieze and molded mantle shelf. The interior door and window casements in this room are molded and square-edged. The molded baseboard is four inches tall.

The remaining portion of the first story has been greatly altered since the mid-20th century. The kitchen, which houses built-in cabinetry that dates to the 1980s, is located on the first story of the ell. The shed-roofed addition to the ell encloses a first-story bathroom and hall, by which the basement below the ell is accessible. The half-hipped roof addition to the back of the ell contains three rooms, one of which serves as a first story bedroom.

The second story of the dwelling has been subdivided into a series of bedrooms and additional living space.

A division in the floorboards marks the floor of the attic. The southeast side of the floor is finished with floorboards that range in width from seven to fourteen inches, while the northwest side features boards that range in width from four to five inches. The interior window casements are square-edged. The framing members of the roof are not visible, as the interior walls and ceiling are finished with lathe and plaster.

The basement below the main block is only a crawl space and was not accessible at the time of the survey. The walls of the basement below the ell are of random rubble stone. The framing members of this portion of the basement display circular saw marks.

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OUTBUILDING

To the southwest of the house is a one-bay rectangular prefabricated circa 1975 shed. The metal structure, which sits on a wood foundation, has a front gable roof clad in standing seam metal. The façade is pierced by a double-leaf sliding metal door.

| 8. Signific | ance | | | Inventory No. BA-2467 |
|---|---|---|---|---|
| Period | Areas of Significance | Check and | justify below | |
| 1600-1699 1700-1799 _X 1800-1899 _X 1900-1999 2000- | agriculture archeology X architecture art commerce communications community planning conservation | economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement | health/medicine industry invention landscape archite law literature maritime history military | performing arts philosophy politics/government ecture religion science social history transportation other: |
| Specific dates | 1845 ca., 1852 ca., 1 | 890, 1919, 1975 | Architect/Builder | Unknown |
| Construction da | ates 1850 ca., 1940 ca., 1 | 960 ca., 1980 ca. | | |
| Evaluation for: | National Register | | Maryland Register | |

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The circa 1845 dwelling known as the Zimmerman House (East) is located at 7001 Windsor Mill Road in close proximity to the neighboring dwelling known as the Zimmerman House (West). The mid-19th century history of these two buildings is intertwined, for John Zimmerman, a prominent member of the local Methodist Episcopal church, acquired both properties in 1852 from Caleb Peddicord. The individual histories of these two dwellings diverged in 1853, when Zimmerman subdivided and sold all but one acre of the eighteen-acre parcel of land known as "Wells Manor." While he retained ownership of one acre and the Zimmerman House (East), he sold the Zimmerman House (West) and an accompanying parcel to William and Jane Widerman. The Zimmerman House (East) remained in the Zimmerman family for thirty-eight years before being sold in 1890 to Christopher Hennick. During the remainder of the 19th century and the early part of the 20th century, the house was owned by a number of families. In 1919, Lorenz and Dorthea Gredlein purchased the property, retaining it for the ensuing fifty-six years.

HISTORIC CONTEXT

Although the exact date of construction for the dwelling has not been determined, deeds and stylistic embellishments support a circa 1845 date for the three-bay wide wood frame portion of the building. The house, which was occupied in 1850 by William Widerman, was deeded to John Zimmerman as part of an 18-acre purchase he made on January 10, 1852. He acquired the property, which was known as Well's Manor, from Caleb Peddicord for \$450. Just over one acre was subdivided from this larger tract and retained by John Zimmerman, while the remainder of the parcel of land was sold. The Zimmerman House (West) existed at the time of Zimmerman's purchase of the Well's Manor tract and exhibits exterior architectural elements that suggest a circa 1845 construction date.²

Architectural evidence suggests that it was John Zimmerman who then added the two-bay wide stone masonry addition on the east side of the Zimmerman House (East). In 1858, Zimmerman, a member of St. Luke's Methodist Episcopal congregation, held a week-long bazaar in the barn previously located behind the building.³ His successful fundraising

¹ The circa 1852 Zimmerman House (West) is BA-2468 and is located at 7003 Windsor Mill Road.

² J. C. Sidney, Map of the City and County of Baltimore, Maryland, from Original Surveys (Baltimore, MD: James M. Stephens, 1850), np.

³ No presence of the barn's foundation was located during the intensive survey of the property.

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efforts resulted in a total of \$700 gained for the construction of a new church.⁴

Although Zimmerman owned the house until 1890, the 1877 Hopkins Atlas of Baltimore County indicates that J. Hooper occupied the house. At this time, Windsor Mill Road was known simply as Windsor Road. Following John Zimmerman's death, the property passed to his heirs, Mary E. and William S. Zimmerman, William H. and Jennie N. Zimmerman, and Clarence B. and Elizabeth M. Hooper, who in turn sold the property to Christopher Hennick on July 17, 1890 for the sum of \$1,500.

The Zimmerman House (East) lies in the First District of Baltimore County near the historic town of Powhattan, less than five miles west of Baltimore City⁵. The Second District is historically known for its fertile soil, granite quarries, and waterpower from the Patapsco Falls. In 1888, Powhattan was a small village with a population of 300. Located at the terminus of the Baltimore and Powhattan Railway, it was the home of both a Methodist and an Episcopal church, a public school, Powhattan Lodge No. 23, the Independent Order of Mechanics, and Asbestos Grange, No. 172, Patrons of Husbandry. ⁶ Furthermore, Powhattan was the home of the Powhattan Cotton Mill, which was established in 1809.

In 1895, the house was deeded to Elizabeth Koenig for \$1,900. It remained in her ownership for a mere two years, before two contiguous parcels of land were sold to Willie E. and Elizabeth Davis. The second parcel of land included the Zimmerman House (West) (BA-2468) at 7003 Windsor Mill Road. Although the Davis family owned the Zimmerman House (West) until 1920, they sold the Zimmerman House (East) in 1911 to Willie Thayer. Bromley Atlas of 1915 confirms that Thayer was the occupant as well as the owner. Furthermore, the map reflected the T-shaped footprint that the house currently has. On April 16, 1919, William and Lydia Thayer sold the Zimmerman House (East) to Lorenz and Dorothea Gredlein, who owned the house for the following fifty-six years. In 1993, Laughlin and Inez Smith purchased the property, containing the same amount of land that has historically been associated with the house.

CHAIN OF TITLE:

June 19, 1851:

James L. Ridgely to Caleb Peddicord Circuit Court Records of Baltimore County

Liber HMF 1 Folio 18

January 10, 1852:

Caleb Peddicord and Elizabeth Peddicord to John Zimmerman

Land Records of Baltimore County

⁴ History of St. Luke's United Methodist Church of Woodlawn, 1856-1973 (Woodlawn, MD: St. Luke's United Methodist Church, 1973), np. The extant circa 1859 St. Luke's Methodist Episcopal Church (BA-2420), is located at 2200 St. Luke's Lane.

⁵ The town of Powhattan is historically spelled both Powhattan and Powhatan.

⁶ Thomas J. Scharf, History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men, (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), 832.

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Liber 2 Folio 423

July 17, 1890: Mary E. and William S. Zimmerman, William H. and Jennie N. Zimmerman, Clarence B.

Hooper, and Elizabeth M. Hooper, heirs of John Zimmerman, to Christopher Hennick

Land Records of Baltimore County

Liber JWS 181 Folio 4

August 9, 1895: Christopher Hennick, widower, to Elizabeth Koenig

Land Records of Baltimore County

Liber LMB 212 Folio 307

August 7, 1897: Henry A. Koenig to Willie E. Davis and Elizabeth S. Davis, wife

Land Records of Baltimore County

Liber WMB 226 Folio 38

April 27, 1911: Willie E. Davis and Elizabeth S. Davis, wife, to Willie H. Thayer

Land Records of Baltimore County

Liber WPC 376 Folio 498

April 16, 1919: William H. Thayer and Lydia Walsh Thayer, wife, to Lorenz Gredlein and Dorothea Gredlein, Wife

Land Records of Baltimore County

Liber WPC 510 Folio 85

March 27, 1975: Stanley K. Manger, Mary Feaser Younkers, and Anna Feaser Hawes, personal

representatives of the estate of Dorothea Gredlein, to John Hafer

Land Records of Baltimore County

Liber 5519 Folio 606

November 30, 1993: Sheila M. Buettner, personal representative of the estate of George John Hafer (AKA John

Hafner)

Land Records of Baltimore County

Liber 10271 Folio 1

9. Major Bibliographical References

Inventory No. BA-2467

Atlas of Baltimore County, Maryland,. Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.

Bromley's Atlas of Baltimore County, Maryland, 1915.

Brooks, Neal A. and Eric G. Rockel. A History of Baltimore County. Towson, MD: Friends of the Towson Library, Inc., 1979. History of St. Luke's United Methodist Church of Woodlawn, 1856-1973. Woodlawn, MD: St. Luke's United Methodist Church, 1973.

10. Geographical Data

| Acreage of surveyed property _ | 1.25 Acres | | |
|---------------------------------|----------------|-------------------|----------|
| Acreage of historical setting _ | 18 Acres | | |
| Quadrangle name | Baltimore West | Quadrangle scale: | 1:24,000 |
| | | | |

Verbal boundary description and justification

The property, known as Zimmerman House (East), is located at 7001 Windsor Mill Road in Baltimore, Maryland as noted on Tax Map 88, Parcel 349 and in the Deeds of Record Liber 10271 Folio 1, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1845.

11. Form Prepared by

| name/title | R. Weidlich, A. McDonald, and A. Didden, Architectural Historians | | | | |
|-----------------|---|-----------|-------------------|--|--|
| organization | EHT Traceries, Incorporated | date | February 15, 2001 | | |
| street & number | 1121 5th Street NW | telephone | 202.393.1199 | | |
| city or town | Washington | state | DC | | |

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust DHCD/DHCP 100 Community Place Crownsville, MD 21032-2023 410-514-7600

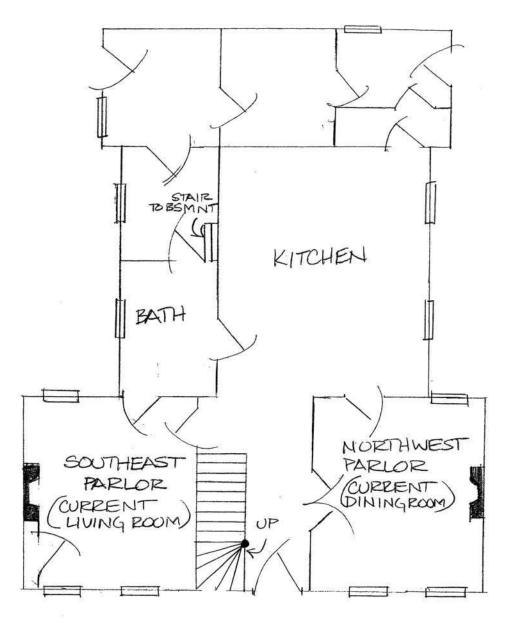
Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Scharf, Thomas J. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA

Sidney, J. C. Map of the City and County of Baltimore, Maryland, from Original Surveys. Baltimore, MD: James M. Stephens, 1850.



FIRST FLOOR PLAN

* RESOURCE SKETCH *

BA-2467 ZIMMERMANI HOUSE (EAST) 7001 WINDSOR MILL ROAD EALTIMORE BALTIMORE COUNTY

(NOT DRAWN TO SCALE)

CONCRETE SLAB SHED 1-STORY ADDITION OKATION OF! BA-2468 ZIMMERMAN HOUSE 1-STORY CWEST ADDITION 7003 WINDSOR MILLROAD PICKET ASPHALT PARKING LOT 2-STORY CHAIN-LINK ADDMON FENCE x-x-x-x-x-x-X

WINDSOR MILL ROAD

RESOURCE SKETCH MAP

BA-2467

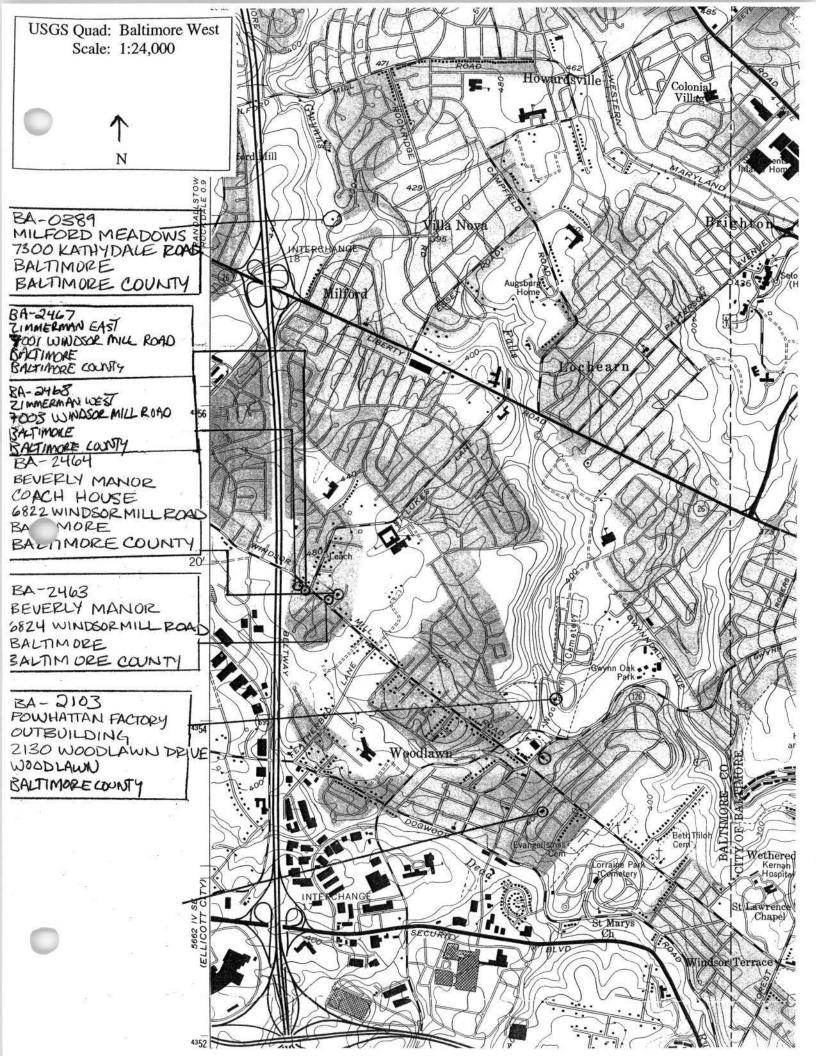
ZIMMERMAN HOUSE (EAST)

7001 WINDSOR MILL ROAD

BALTIMORE

BALTIMORE COUNTY

(NOT DRAWN TO SCALE)





BA-2467 ZIMMERMAN HOUSE (EAST) 7001 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO MAIN HOUSE! NORTHEAST ELEVATION, CAMERA FACING SOUTHWEST



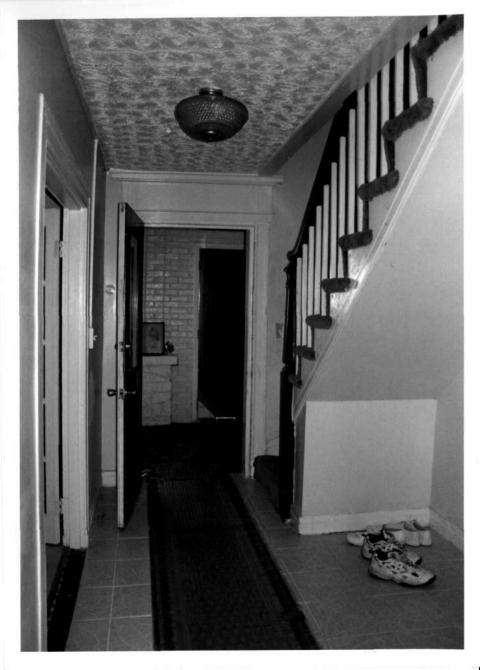
BA-2467 ZIMMERMAN HOUSE (EAST)
7001 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND TRACERIFS 192000 MD SHPO MAIN HOUSE: WEST CORNER, CAMERA FACING EAST 2 of 6



BA-2467 ZIMMERMAN HOUSE (EAST) 7001 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO MAIN HOUSE; SOUTHWEST ELEVATION, CAMERA FACING MORTHEAST 3016



BA-2467 ZIMMERMAN HOUSE (EAST) 7001 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 19/2000 MD SHPO MAIN HOUSE! SOUTHEAST EVEVATION CAMERA FACING NORTHWEST



BA-2467 ZIMMERMAN HOUSE (EAST) 7001 WINDSOR MILL ROAD, BACTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO MAIN HOUSE INTERIOR; STAIR/ENTRY HALL, CAMERA FACING NORTHEAST 506



BA-2467 ZIMMERMAN HOUSE (EAST) 7001 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MDSHPO MAIN HOUSE INTERIOR! SOUTHEAST PARLOR, CAMERA FACINGIEAST

46

BA- 2467

ZIMMERMAN HOUSE (EAST) - Before 1850 - 7001 Windsor Mill Road, Woodlawn. A house acquired late in the 19th century by Professor William H. Zimmerman who lived in the structure to the west. This house is believed to be older than the main Zimmerman house and could be one of the houses shown on Sidney's 1850 map. Possibly the J. H. Hooper house of the 1877 Hopkins atlas. Dr. Zimmerman's ca. 1880 photo shows this house with a square cupola, now vanished. This structure is either a late 19th century replacement of the Hooper house or a cut-down version. It is a crude mixture of formstone, brick, and composition shingle. Part of a small village that had no name on maps. The stones in the Zimmerman cemetery show that all the families shown near this corner on various maps were inter-related.